034.0	0001	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	521,500 /	521,500
					USE VALUE:	521,500 /	521,500
					ASSESSED:	521,500 /	521,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANT KIRAN
Owner 2:	SHAKYA HIMAL
Owner 3:	
Street 1:	10 MARRIGAN STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NIKHIL RISHIYUR -
Owner 2:	HARRISON DONNA J -
Street 1:	10 MARRIGAN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,308 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 854 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3308.000	189,200		332,300	521,500
Total Card	0.076	189,200		332,300	521,500
Total Parcel	0.076	189,200		332,300	521,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 610.66 | /Parcel: 610.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

23290

GIS Ref

GIS Ref

Insp Date

12/13/18

!2768!

PREVIOUS ASSESSMENT

Parcel ID 034.0-0001-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	189,700	0	3,308.	332,300	522,000	522,000	Year End Roll	12/18/2019
2019	101	FV	145,700	0	3,308.	301,200	446,900	446,900	Year End Roll	1/3/2019
2018	101	FV	145,700	0	3,308.	285,600	431,300	431,300	Year End Roll	12/20/2017
2017	101	FV	145,700	0	3,308.	249,200	394,900	394,900	Year End Roll	1/3/2017
2016	101	FV	145,700	0	3,308.	212,900	358,600	358,600	Year End	1/4/2016
2015	101	FV	119,000	0	3,308.	197,300	316,300	316,300	Year End Roll	12/11/2014
2014	101	FV	119,000	0	3,308.	163,600	282,600	282,600	Year End Roll	12/16/2013
2013	101	FV	119,000	0	3,308.	155,800	274,800	274,800		12/13/2012

PRINT

Date	Time
12/10/20	18:07:25

LAST REV

Date	Time
05/14/19	14:07:11

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2768

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIKHIL RISHIYUR	53216-320		7/16/2009		321,000	No	No		
PERKINS JULIET/	33771-131		10/10/2001		235,000	No	No		
PERKINS JULIET	28719-167		6/17/1998	Family		No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2012	220	Redo Kit	13,980					
9/28/1998	680	Re-Roof	5,500					REROOF
4/17/1998	198	New Wind	6,000					WINDOWS/DOOR/RAILI
3/27/1992	96		1,600					11X11 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
5/30/2012	Info Fm Prmt	MM	Mary M
1/21/2009	Meas/Inspect	294	PATRIOT
3/16/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23290
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3308		Sq. Ft.	Site		0	64.	1.57	3									332,314						332,300	

Total AC/HA: 0.07594 | Total SF/SM: 3308 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 332,314 | Spl Credit | Total: 332,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	3 - Aluminum	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	212099
Depreciation:	22907
Depreciated Total:	189192

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

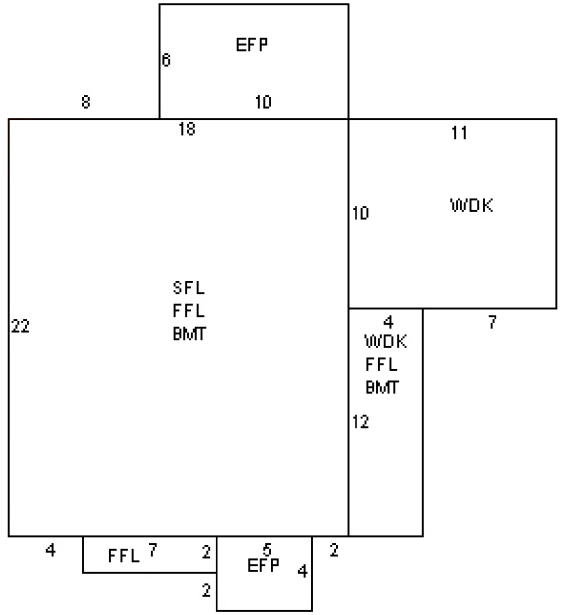
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	124.86
Special Features:	0	Val/Su Net:	123.18
Final Total:	189200	Val/Su SzAd	221.55

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	458	124.860	57,187
BMT	Basement	444	37.460	16,632
SFL	Second Floor	396	124.860	49,446
WDK	Deck	158	11.400	1,802
EFP	Enclos Porch	80	56.660	4,533

Net Sketched Area:	1,536	Total:	129,600
Size Ad	854	Gross Are	1536	FinArea	854
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	